
SEPTEMBER 2026 MARKET REPORT: Halton Region's Fall Market Off To Quieter Start

Halton, ON, October 8, 2026 – The Halton Region housing market experienced a seasonal slowdown in September, with sales activity declining from both the previous month and the same period last year. Average home prices, however, remained relatively stable across most market segments, reflecting continued balanced market conditions and measured buyer activity.

Across the Halton Region, the average price for single-family homes was \$1.41 million, up 0.3% from August but down 1.8% compared to September 2025. Transaction volume declined 12.4% month-over-month and 17.8% year-over-year, with 282 sales recorded across the region. New listings increased significantly from August, rising 55.8%, although they remained 11.3% below last year's levels.

The townhouse and condominium segment recorded an average price of \$803,276, an increase of 7.0% from August and 1.4% above September 2025 levels. Sales activity moderated, with transactions falling 12.2% month-over-month and 11.1% year-over-year. New listings rose 31.1% from August but remained 25.1% below the same month last year.

Year-to-date activity continues to reflect a more cautious market. Single-family sales are virtually unchanged from last year on a year-to-date basis, down only 0.4%, while townhouse and condominium transactions are down 7.7%. New listings remain lower than 2025 across all major property categories, indicating a continued adjustment in both buyer and seller activity.

“September typically brings an increase in real estate activity as people return from summer holidays, but this year buyers were slower to respond,” says Heidi Noël, President of OMDREB. “New listings increased across Halton, while sales declined in most markets. There were some encouraging exceptions, including Milton's single-family market, where sales increased from August, and Burlington's townhouse and condo market, which saw more activity than a year ago.

“We saw some notable increases in average prices in September, particularly for single-family homes in Halton Hills, where the average rose 14.8%, and for townhouses and condos in Oakville and Burlington, up 11.4% and 10.7% respectively. But it's important to put those numbers into perspective. When relatively few homes are selling, just a handful of higher-priced transactions can push the average up. That doesn't necessarily mean property values are rising across the board.

“For buyers who have been waiting, there are good reasons to act now. More properties are coming onto the market, many sellers are adjusting their expectations, and buyers continue to have room to negotiate. We can't predict when conditions will change, but there's a real opportunity right now to find the right property without the pressure of a highly competitive market. An OMDREB REALTOR® can provide the local insight needed to make the most of those opportunities.”

Local/Municipal Highlights

Oakville

Oakville's single-family segment recorded an average price of \$1.70 million, down 0.5% from August and 4.2% below September 2025 levels. Sales activity declined 21.2% month-over-month and 15.2% year-over-year, though year-to-date transactions remain 13.0% above last year's pace. New listings increased substantially, rising 75.4% from August.

In the townhouse and condominium segment, the average price rose to \$937,537, up 11.4% from August and 9.8% higher than September 2025. Despite the price gain, sales declined 15.5% month-over-month and 13.4% year-over-year. New listings were up 50.3% from August but remain 24.7% lower than last year.

Milton

Milton's single-family market posted an average price of \$1.25 million, an increase of 4.8% from August, although still 2.6% below the same month last year. Sales volume was unchanged year-over-year, with 68 transactions recorded. New listings increased 39.7% month-over-month.

The townhouse and condominium segment recorded an average price of \$724,651, up 2.5% from August but down 5.4% year-over-year. Transactions declined 10.9% from the previous month and 27.9% compared to September 2025.

Halton Hills

Halton Hills' single-family market saw the strongest month-over-month price growth among the municipalities, with the average price increasing to \$1.15 million, up 14.8% from August. Despite the increase, prices remain 15.9% below September 2025 levels. Transaction volume fell 29.2% year-over-year.

The townhouse and condominium segment recorded an average price of \$720,643, down 18.5% from August and 3.0% below last year's level. Sales volumes remained limited, with just seven transactions recorded during the month.

Burlington

Burlington's single-family market recorded an average price of \$1.33 million, up 7.0% compared to September 2025, making it the only municipality to post year-over-year price growth in the single-

family segment. Transaction volume declined 25.4% year-over-year, while new listings increased 49.2% from August.

In the townhouse and condominium segment, the average price climbed to \$745,955, up 10.7% month-over-month, although still 1.6% below September 2025 levels. Transaction volume increased 8.5% year-over-year, making Burlington the strongest-performing attached-home market in Halton during September.

About The Oakville, Milton and District Real Estate Board (OMDREB)

The Oakville, Milton and District Real Estate Board represents REALTORS® who serve the communities of Oakville, Milton, Halton Hills and the surrounding areas. OMDREB serves its members through a variety of support and services, including professional development, technology, and advocacy.

For media inquiries: please email communications@omdreb.ca



SEPTEMBER 2026 - MARKET WATCH FOR PUBLIC RELEASE

Statistics are never 100% accurate - they are a tool to be used in conveying a pattern that reflects trends and changes

HALTON SINGLE FAMILY								
KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,406,324	\$1,402,132	0.3%	\$1,431,632	-1.8%	\$1,460,985	\$1,469,340	-0.6%
Transaction Volume	282	322	-12.4%	343	-17.8%	3,128	3,141	-0.4%
Average List Price	\$1,766,807	\$1,683,091	5.0%	\$1,839,805	-4.0%	\$2,192,172	\$1,800,476	21.8%
New Listings Volume	1047	672	55.8%	1181	-11.3%	7906	9398	-15.9%

HALTON TOWNHOUSE, CONDO, CO-OP, APARTMENT, LINKED HOMES								
KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$803,276	\$750,726	7.0%	\$792,001	1.4%	\$785,141	\$840,628	-6.6%
Transaction Volume	216	246	-12.2%	243	-11.1%	2237	2423	-7.7%
Average List Price	\$820,128	\$873,997	-6.2%	\$882,298	-7.0%	\$832,186	\$885,364	-6.0%
New Listings Volume	721	550	31.1%	962	-25.1%	6342	7829	-19.0%

OAKVILLE SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,703,194	\$1,712,042	-0.5%	\$1,778,486	-4.2%	\$1,830,965	\$1,878,423	-2.5%
Transaction Volume	89	113	-21.2%	105	-15.2%	1,130	1,000	13.0%
Average List Price	\$2,214,420	\$2,218,010	-0.2%	\$2,313,531	-4.3%	\$3,245,577	\$2,325,938	39.5%
New Listings Volume	414	236	75.4%	479	-13.6%	3,207	3,559	-9.9%

OAKVILLE TOWNHOUSE, CONDO, CO-OP, APARTMENT, LINKED HOMES

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$937,537	\$841,910	11.4%	\$853,921	9.8%	\$869,848	\$917,062	-5.1%
Transaction Volume	71	84	-15.5%	82	-13.4%	793	893	-11.2%
Average List Price	\$902,887	\$1,077,224	-16.2%	\$933,468	-3.3%	\$921,434	\$928,865	-0.8%
New Listings Volume	290	193	50.3%	385	-24.7%	2489	3416	-27.1%

MILTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,251,035	\$1,194,195	4.8%	\$1,284,111	-2.6%	\$1,177,180	\$1,208,622	-2.6%
Transaction Volume	68	63	7.9%	68	0.0%	619	681	-9.1%
Average List Price	\$1,385,736	\$1,318,465	5.1%	\$1,462,862	-5.3%	\$1,340,480	\$1,400,703	-4.3%
New Listings Volume	218	156	39.7%	223	-2.2%	1599	2171	-26.3%

MILTON TOWNHOUSE, CONDO, CO-OP, APARTMENT, LINKED HOMES

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$724,651	\$707,318	2.5%	\$766,263	-5.4%	\$747,760	\$806,014	-7.2%
Transaction Volume	49	55	-10.9%	68	-27.9%	488	570	-14.4%
Average List Price	\$770,658	\$752,633	2.4%	\$800,318	-3.7%	\$765,532	\$849,000	-9.8%
New Listings Volume	135	132	2.3%	215	-37.2%	1383	1722	-19.7%

HALTON HILLS SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,148,200	\$1,000,499	14.8%	\$1,365,594	-15.9%	\$1,065,636	\$1,156,052	-7.8%
Transaction Volume	34	42	-19.0%	48	-29.2%	360	424	-15.1%
Average List Price	\$1,384,782	\$1,283,186	7.9%	\$1,403,389	-1.3%	\$1,336,964	\$1,374,507	-2.7%
New Listings Volume	145	99	46.5%	163	-11.0%	1047	1195	-12.4%

HALTON HILLS TOWNHOUSE, CONDO, CO-OP, APARTMENT, LINKED HOMES

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$720,643	\$884,707	-18.5%	\$742,818	-3.0%	\$773,828	\$823,726	-6.1%
Transaction Volume	7	14	-50.0%	11	-36.4%	109	122	-10.7%
Average List Price	\$777,750	\$783,434	-0.7%	\$1,031,849	-24.6%	\$1,009,766	\$1,122,496	-10.0%
New Listings Volume	34	23	47.8%	43	-20.9%	285	353	-19.3%

BURLINGTON SINGLE FAMILY

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$1,328,460	\$1,353,564	-1.9%	\$1,241,317	7.0%	\$1,362,775	\$1,374,070	-0.8%
Transaction Volume	91	104	-12.5%	122	-25.4%	1019	1036	-1.6%
Average List Price	\$1,593,306	\$1,518,624	4.9%	\$1,612,841	-1.2%	\$1,646,136	\$1,601,050	2.8%
New Listings Volume	270	181	49.2%	316	-14.6%	2053	2473	-17.0%

BURLINGTON TOWNHOUSE, CONDO, CO-OP, APARTMENT, LINKED HOMES

KPI	Selected Month	Prior Month	MoM %	Same Month Last Year	YoY %	YTD	Prior YTD	YTD % Change
Average Price	\$745,955	\$673,869	10.7%	\$758,022	-1.6%	\$728,827	\$785,180	-7.2%
Transaction Volume	89	93	-4.3%	82	8.5%	847	838	1.1%
Average List Price	\$759,514	\$769,444	-1.3%	\$855,635	-11.2%	\$749,548	\$812,784	-7.8%
New Listings Volume	262	202	29.7%	319	-17.9%	2185	2338	-6.5%